

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND ZONING VARIANCE
NW cor. Greenspring & Timway Drive* ZONING COMMISSIONER
Timonium Business Park
2026 Greenspring Drive * OF BALTIMORE COUNTY
8th Election District
4th Councilmanic District * Case No. 95-173-XA
Timonium Development Joint
Venture, Petitioner *
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as both a Petition for Special Exception and Petition for Zoning Variance for the property located on the northwest corner of Greenspring Drive and Timway Drive in Timonium. The Petition is filed by the legal owner of the property, namely, the Timonium Development Joint Venture. Special Exception relief is requested to permit an outdoor advertising sign on the subject site zoned M.L.-I.M. Variance relief is requested from Section 413.3.C as it references Sections 255.1 and 238 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a setback of 0 ft. to a property line and 30 ft. to a street center line in lieu of the required 25 ft. and 50 ft., respectively. All of the relief requested is more particularly shown on Petitioner's Exhibit No. 1, the site plan to accompany the Petitions for Special Exception and Variance.

Appearing at the requisite public hearing held for this case was Raymond White on behalf of the Petitioner. Also present was Rick Chadsey from G.W. Stephens and Associates, the engineering firm who prepared the site plan. The Petitioner was represented by Benjamin Bronstein, Esquire. There were no Protestants present.

The uncontradicted testimony and evidence offered is that the Petition is filed on behalf of the operators of the Holiday Inn located on Timway Drive in Timonium. This business is situated along a business and commer-

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cial use corridor adjacent to Interstate 83. In fact, the Holiday Inn is visible from I-83, as is the industrial park which is located nearby.

Further testimony and evidence offered was that irrespective of its high visibility from the expressway, actual access to the Holiday Inn is difficult for a traveler unfamiliar with the area. Specifically, one must exit I-83 at Timonium Road, turn right on Greenspring Drive and turn right again on Timway Drive in order to reach the hotel. Apparently, the Petitioner has received complaints from a number of patrons who have advised of the difficulty in finding this location. In order to address this problem, the Petitioner proposes construction of the proposed sign on the subject property. The subject property is actually owned by Timonium Development Joint Venture and contains a parking lot for the Timonium business park. The proposed sign will be located at the intersection of Greenspring Drive and Timway Drive and will be as depicted on the site plan. The sign is similar to an existing sign which directs travelers to the Holiday Inn and is located at the intersection of Greenspring Drive and Timonium Road.

Proffered testimony from Mr. Chadsey was that the sign would comply with all of the requirements of Section 502.1 of the BCZR. That is, there will be no adverse affect on the surrounding locale if the sign is constructed. Moreover, the variance should be permitted so as to locate the sign close enough to the intersection to be visible and so as not to disturb the existing parking area. It is of particular note that the Petitions enjoy the support of the Office of Planning and Zoning. Within their Zoning Advisory Committee (ZAC) comment, OPZ indicates support for the applicant's request providing that the granting of the special exception is limited to the dimensions of the proposed sign, as shown on the site plan, and further restricting the use exclusively as advertising for the business operation located at the Holiday Inn site. The restrictive language con-

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12/21/90
M. G. G. G.

tained within this comment is acceptable to the Petitioner. Thus, the Petitions for Special Exception and Variance shall be granted for the reasons set forth herein.

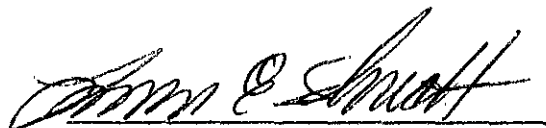
Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of December, 1994 that, pursuant to the Petition for Special Exception, approval for an outdoor advertising sign in an M.L.-I.M. zone, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 413.3.C as it references Section 255.1 and 238 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a setback of 0 ft. to a property line and 30 ft. to a street center line, in lieu of the required 25 ft. and 50 ft. respectively, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The granting of the special exception is limited to the dimensions of the proposed sign on Petitioner's Exhibit No. 1, the site plan, and shall be limited exclusively to advertising of the business operation located at the Holiday Inn site.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

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12/24/94
M. G. G. G.



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at Northwest corner of Green Spring Drive and
Timway Drive which is presently zoned MLIM

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the

an outdoor advertising sign

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Benjamin Bronstein

Evans, George & Bronstein

(Type or Print Name)

Signature

29 W. Susquehanna Ave., Suite 205

Address

Phone No.

296-0200

Towson, Maryland 21204

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Timonium Development Joint Venture

(Type or Print Name)

By:

Signature

David Bavar, General Partner

(Type or Print Name)

Signature

2066 Lord Baltimore Drive

Address

Phone No.

Baltimore, Maryland

21207

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

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PETITION FOR VARIANCE

95-173-XA

From 413.3.C as it references Section 255.1 and 238 BCZR to permit a setback of 0 ft to a property line and 30 ft to a street center line in lieu of the required 25 ft and 50 ft respectively.

1/15/2000

167

95-173-XA

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

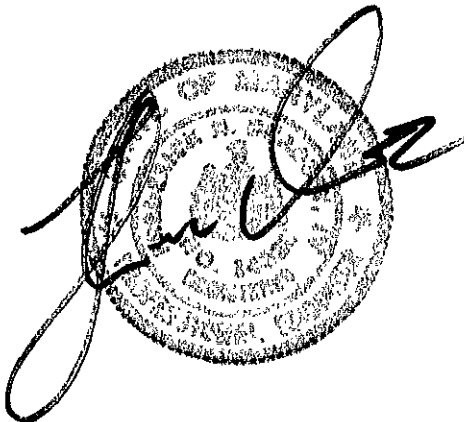
Description to accompany Special Exception and Variance Plat
Lot E-1 Timonium Business Park

October 19, 1994
page -1-

Beginning at the same point said point being North 46 degrees 14 minutes 52 seconds West 65.50 feet from the point formed by the intersection of the centerline of Green Spring Drive with the centerline of Timway Drive, running thence leaving said point of beginning, the following 4 courses;

- 1) South 71 degrees 15 minutes 08 seconds West 28.00 feet,
 - 2) North 18 degrees 44 minutes 52 seconds West 18.00 feet,
 - 3) North 71 degrees 15 minutes 08 seconds East 28.00 feet,
 - 4) South 18 degrees 44 minutes 52 seconds East 18.00 feet, to the point of beginning.
- Containing 324.00 square feet or 0.0074 acres more or less.

**NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY
AND NOT TO BE USED FOR CONVEYANCES OR AGREEMENTS.**



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-173-XA

District: 708 Date of Posting: 11/10/94
Posted for: Special Exception & Variance
Petitioner: Timonians Development Joint Venture
Location of property: 7076 Green Spring Drive
Location of Signs: Facing road way, on property, being zoned
Remarks: _____
Posted by: Matthew Date of return: 11/18/94
Signature
Number of Signs: 1



MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #85-173-XA
(Item 167)
2026 Green Spring Drive -
Timonium Business Park
Northwest corner of Green
Spring Drive and Timway
Drive
8th Election District
4th Councilmanic
Legal Owner(s):

Timonium Development
Joint Venture
Hearing: Monday,
December 5, 1994 at
2:00 p.m. in Rm. 118, Old
Courthouse.

Special Exception for an
outdoor advertising sign.
Variance to permit a setback of
zero feet to a property line and
30 feet to a street centerline in
lieu of the required 35 feet and
60 feet respectively.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.
11/205 Nov 17.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Nov. 18, 1994

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on Nov. 17, 1994.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

~~Publisher~~



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-173-XA

Account: R-001-6150

Number 167

By JLL.

Date

11/1/94

| | | |
|------------------------|-------|-----------|
| 1 SPX FILING CODE | 050 | \$ 300.00 |
| 1 VARIANCE FILING CODE | 020 | \$ 250.00 |
| 2 SIGNS POSTINGS | 080 | \$ 70.00 |
| | TOTAL | \$ 620.00 |

OWNER: Timonium Development Joint
Venture.

Paid By Evans George +
Bronstein

LOC. NW Corner of Greenspring and Timway

01001H0424MICHRC
BA 002125PM11-01-94

RECEIVED
\$620.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 167

Petitioner: Imonum Development Joint Venture

Location: NW cor of Queensburg Dr & Lenox Dr

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Jim Zernster

ADDRESS: 2910 Susquehanna Ave

Towson MD 21204

PHONE NUMBER: 2960207

TO: PUTUXENT PUBLISHING COMPANY
November 17, 1994 Issue - Jeffersonian

Please forward billing to:

Benjamin Bronstein, Esq.
29 W Susquehanna Avenue #205
Towson, Maryland 21204
296-0200

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-173-XA (Item 167)
2026 Green Spring Drive - Timonium Business Park
Northwest corner of Green Spring Drive and Timway Drive
8th Election District - 4th Councilmanic
Legal Owner(s): Timonium Development Joint Venture
HEARING: MONDAY, DECEMBER 5, 1994 at 2:00 p.m. in Rm. 118, Courthouse.

Special Exception for an outdoor advertising sign. Variance to permit a setback of zero feet to a property line and 30 feet to a street centerline in lieu of the required 35 feet and 50 feet respectively.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

November 10, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-173-XA (Item 167)
2026 Green Spring Drive - Timonium Business Park
Northwest corner of Green Spring Drive and Timway Drive
8th Election District - 4th Councilmanic
Legal Owner(s): Timonium Development Joint Venture
HEARING: MONDAY, DECEMBER 5, 1994 at 2:00 p.m. in Rm. 118, Courthouse.

Special Exception for an outdoor advertising sign. Variance to permit a setback of zero feet to a property line and 30 feet to a street centerline in lieu of the required 35 feet and 50 feet respectively.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Timonium Development Joint Venture
Benjamin Bronstein, Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

NOV. 29 1994

Benjamin Bronstein
Evans, George & Bronstein
29 W. Susquehanna Ave., Suite 205
Towson, Maryland 21204

RE: Item Number: 167
Case Number: 95-173
Petitioner: Timonium Development

Dear Mr. Bronstein:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Zoning Administration and Development Management (ZADM), Development Control, on November 01, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce N. Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script, appearing to read "W. Carl Richards, Jr.", written over the word "Sincerely,".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jnw
Enclosure(s)

NOV 30 1994



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Nov. 21, 1994
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for November 21, 1994
Items 164, 165, 166, and 167

The Developers Engineering Section has reviewed
the subject zoning items and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 11/21/94

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 11/14/94

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

164

166

167

169

170

171

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: November 18, 1994

SUBJECT: Timonium Business Park

INFORMATION:

Item Number: Item No. 167
Petitioner: Timonium Deveopment Joint Venture
Property Size: .0074
Zoning: M.L.-I.M.
Requested Action: Special Exception and Variance
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Staff supports the applicant's request provided the granting of the Special Exception is limited to the dimensions of the proposed sign and further restricted exclusively to advertising for the business operation located at the Holiday Inn site.

Prepared by: 151

Division Chief: 151

PK/JL

MICROFILMED



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

11-14-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109

111 W. Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: MS. JOYCE WATSON

Dear Ms. Winiarski:

Re: Baltimore County

Item No.: + 167 (JLL)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for ~~RONNIE BURNS,~~
~~David Ramsey,~~ Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 11/16/94

Arnold Fabian
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
(410) 370-1105

RE: Property Owner: SFE BUILD

LOCATION: DISTRIBUTION CENTER 107, 10, 1004

Item No.: SFE BUILD

Zoning Agency:

Comments:

Pursuant to your request, the referenced property has been reviewed by this Bureau and the comments below are applicable and subject to be corrected or incorporated into the final plan for the property.

3. The Fire Marshal's Office has no comments at this time
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 160, 165, 166, 167, 168, 169 AND 171.

RECEIVED

NOV 17 1994

ZADM

REVIEWER: L. J. ROBERT P. GATHERMAN
Fire Marshal Office, Phone 887-4881, 15-1014

cc: File

11/16/94



| | | |
|--|---|---------------------|
| RE: PETITION FOR SPECIAL EXCEPTION | * | BEFORE THE |
| PETITION FOR VARIANCE | | |
| 2026 Green Spring Drive - Timonium | * | ZONING COMMISSIONER |
| Business Park, Northwest corner of Green | * | |
| Spring Drive and Timway Drive, 8th | * | OF BALTIMORE COUNTY |
| Election Dist., 4th Councilmanic | * | |
| | * | CASE NO. 95-173-XA |
| Timonium Development Joint Venture | * | |
| Petitioner | * | |
| * * * * * | | |

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of November, 1994, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Evans, George & Bronstein, 29 W. Susquehanna Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

| | | |
|---|---|---------------------|
| RE: PETITION FOR SPECIAL EXCEPTION | * | BEFORE THE |
| 1216 Dulaney Valley Road, W/S Dulaney | | |
| Valley Road, 40' S of c/l Valley Court Rd | * | ZONING COMMISSIONER |
| 9th Election District, 4th Councilmanic | | |
| | * | OF BALTIMORE COUNTY |
| Cadillac Properties, Inc. | | |
| Petitioner | * | CASE NO. 95-174-X |
| * * * * * | | |

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of November, 1994, a copy of the foregoing Entry of Appearance was mailed to Francis X. Borgerding, Jr., Esquire, 409 Washington Avenue, Suite 600, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

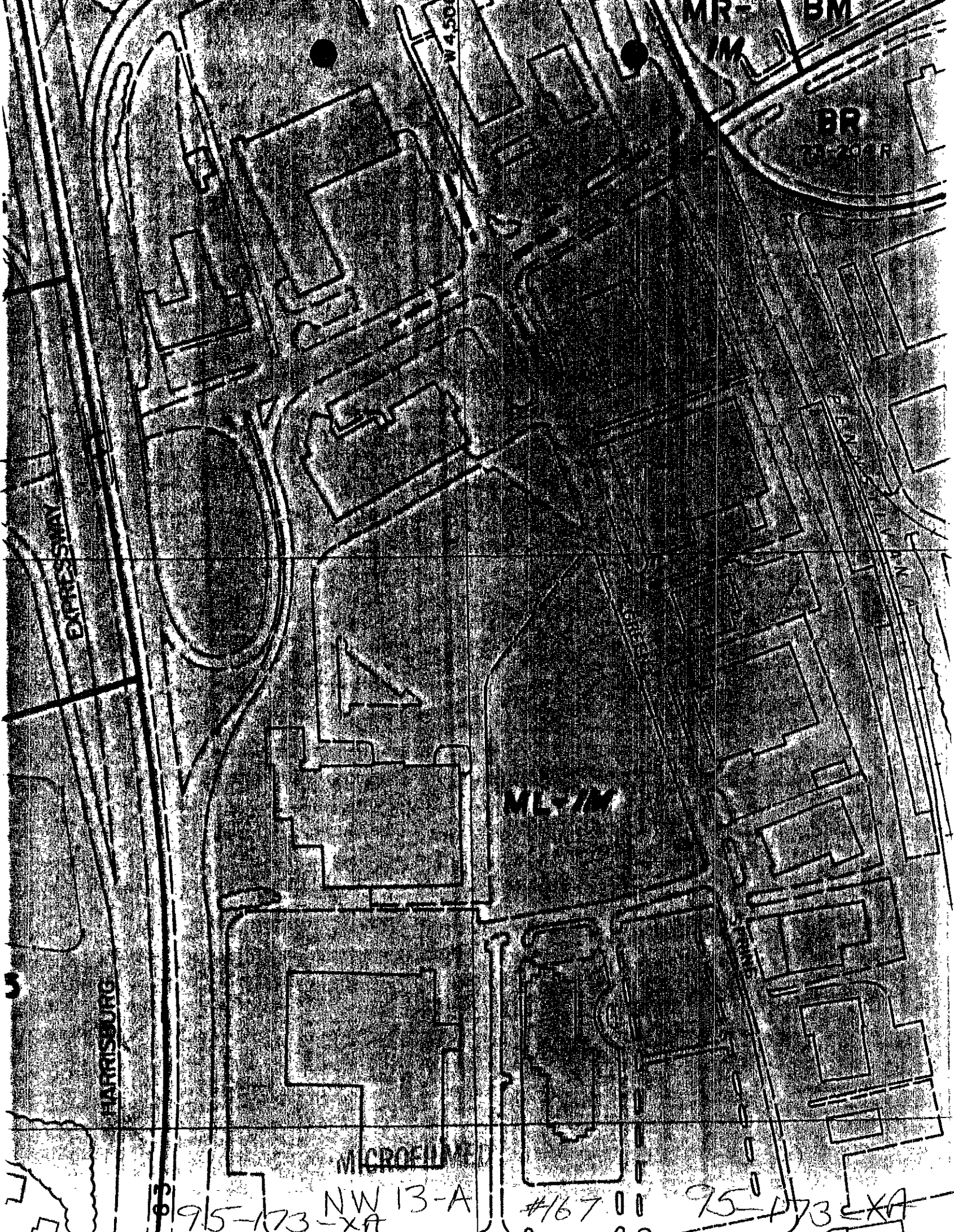
ADDRESS

Benjamin Stinson
Raymond Stute
Michael M. Kaho
RICK CHADSEY

2941 Sunquellanna Ave Towson 21204
2004 Greenspring Dr. Timonium 21093
Mar. Code 109-900 140 S. Park St. Balt. 21201
658 KENILWORTH DR. 21204



Printed with Soybean Ink
on Recycled Paper



EXPRESSWAY

W 450

MR-14

BM

BR

ML-14

HARRISBURG

MICROFILMED

95-173-NW 13-A

#167

95-173-XA

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 16, 1994

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

RE: Petitions for Special Exception and Zoning Variance
Case No. 95-173-XA
Timonium Development Joint Venture, Petitioner

Dear Mr. Bronstein:

Enclosed please find the decision rendered on the above captioned case. The Petitions for Special Exception and Zoning Variance have been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "L. E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

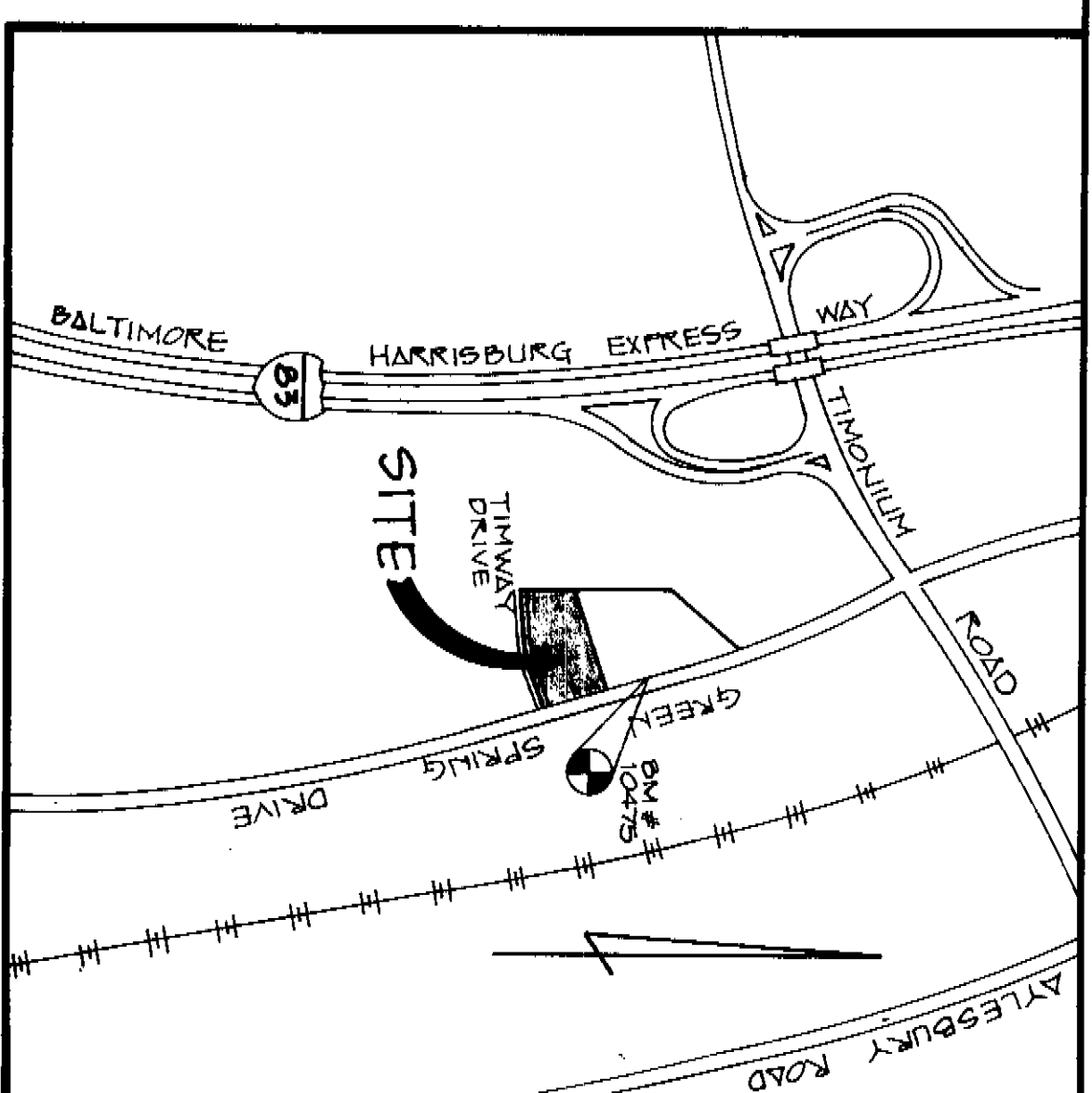
LES:mmn
att.

cc: Mr. Raymond White, 2004 Greenspring Drive, Timonium, Md. 21093



BENCHMARK
No. 10475
R.R. SPIKE IN MACADAM WEST SIDE OF GREEN SPRING
DRIVE 700' +/- SOUTH OF WEST SIDE OF TIMONIUM ROAD,
JUST SOUTH OF CROWN ELECTRIC

ELEV. 395.70



VICINITY MAP
SCALE: 1" = 500'

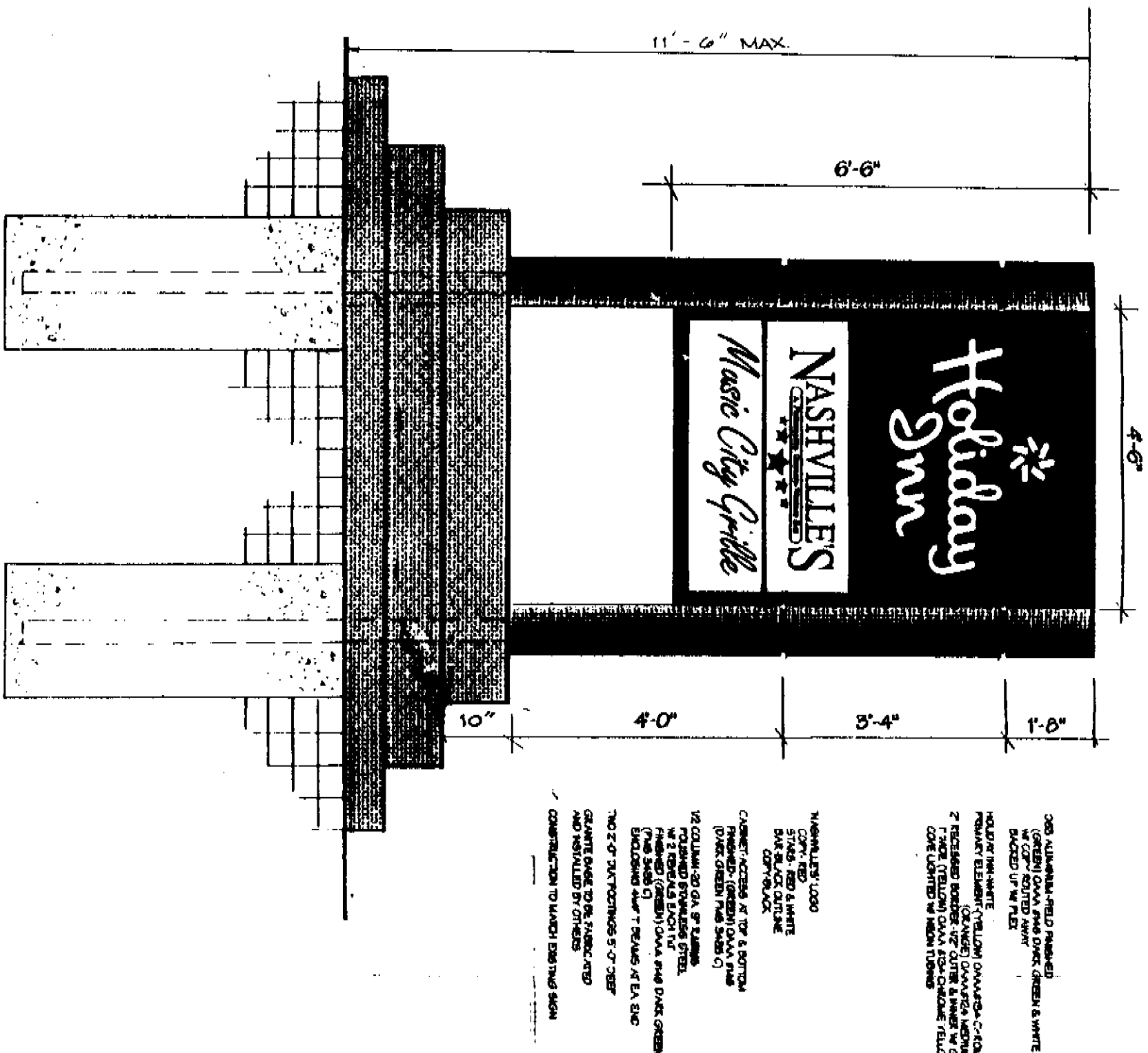
- LEGEND**
- EX CURE & GUTTER
 - EX FIRE HYDRANT
 - EX WATER
 - EX SEWER
 - EX STORM DRAIN
 - EX LIGHT POLE

SITE DATA

Area of Tract - 1.6927 acres more or less
Area of Special Exception - 324.00 square feet or 0.0074 acres more or less
Existing Zoning - M.L. IM
Existing and Proposed Use - Vacant/ parking
Deed Reference - 47/126
Tax Account Number - 06-2100012808
Waterfront - 24
Sub-waterfront - 57, Roland Run

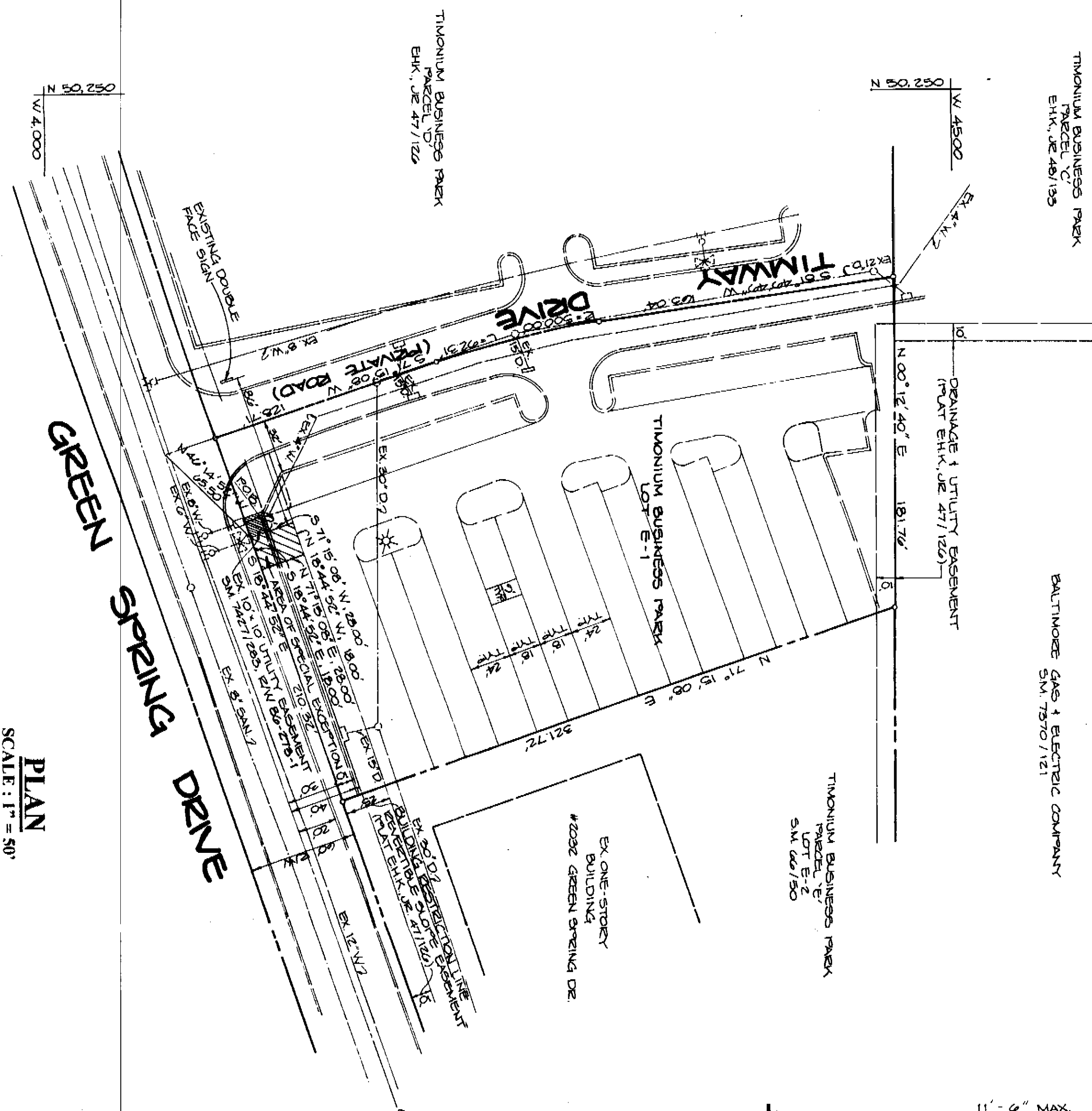
GENERAL NOTES

1. Storm water management - example, no increase in impervious area.
2. The plan for the property shown on this plat was approved February 14, 1980.
3. The Owner will comply with best management practices adopted by the Baltimore County Department of Environmental Protection and Resource Management.
4. The site is exempt for forest conservation, no forest clearing proposed.
5. The site is exempt for forest buffers, no springs, wetlands, flood plains, etc. exist on site.
6. No new endangered animal or plant species exist on site.
7. No new endangered animal or plant species exist on site.
8. Site landscaping, lighting and signage shall comply with Baltimore County Standards.
9. No additional parking required.
10. Any damage to off-site rights-of-way, easements, roads and adjacent properties shall be repaired immediately by the contractor.
11. GREEN SPRING DRIVE TO NOT A DIVIDED HIGHWAY.
12. MAXIMUM HEIGHT OF SIGN 11'-6".
13. NO OUTDOOR ADVERTISING SIGN WITHIN 1000' OF THE PROPOSED SIGN.
14. A ZERO SETBACK FOR THE SIGN IS REQUIRED.



SIGN DETAIL
SCALE: 1/2" = 1'-0"

DOUBLE FACE SIGN
AREA 1 FACE - 29'25" x 5'4"
AREA BOTH FACES - 58'5" x 5'4"



PLAN
SCALE: 1" = 50'



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

OWNER
TIMONIUM DEVELOPMENT JOINT VENTURE
2666 LORD BALTIMORE DRIVE
BALTIMORE, MARYLAND 21207

**PLAT TO ACCOMPANY
SPECIAL EXCEPTION & VARIANCE
LOT 'E-1'**

TIMONIUM BUSINESS PARK

#2026 GREEN SPRING DRIVE

BALTIMORE COUNTY, MD.
ELECTION DISTRICT #4, C-4
AUGUST 18, 1994
REVISED: OCTOBER 12, 1994

95-173-XA
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